

HUNTERS®

HERE TO GET *you* THERE



Hill Top

, Knottingley, WF11 8EB

£850 Per Month



Council

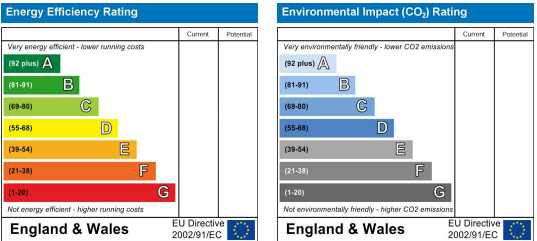
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- Prominent high street position
- Set over 3 floors
- Kitchen to the basement
- Circa 59m2 in total
- Powered Roller Shutter
- EPC TBC



VERY VERSATILE - SET OVER 3 FLOORS - CIRCA 59m2 IN TOTAL- FRONT AND REAR ACCESS - PROMINENT POSITION ON BUSY HIGH STREET

Hunters are pleased to present to market this very versatile and well presented 3 storey commercial premises in the ever popular area of Hill Top in Knottingley for long term lease.

The Basement is 18 m2 consisting of a storage area which allows access to the rear of the property with separate kitchen and W.C.,

The ground floor is 21m2 and would make up the main retail/office space. The large shop window at the front benefits from powered roller shutter for additional security.

The first floor is 20m2 and would make great additional storage/office space.

Parking at the rear.

The property must be viewed to full appreciate the versatility on offer.

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.